

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

An amendment to the first Amended Final Development Plan of Perryvale for the addition of six (6) lots.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Mack & Mack, Inc.
(Type or Print Name)
Signature: Morton Mack
Address: 6611 Reisterstown Road
Baltimore, Maryland 21215
City and State

Legal Owner(s): Pauline M. Schwartz
(Type or Print Name)
Signature: Pauline M. Schwartz
Address: 4515 East Joppa Road
Baltimore, Maryland 21236
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Name: Pauline M. Schwartz
Address: 4515 East Joppa Road
City and State: Baltimore, Maryland 21236
Phone No.:

Attorney for Petitioner:
Name: John L. Wimbley
Address: 1000 North Avenue
City and State: Baltimore, Maryland 21201
Phone No.:

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of February, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of April, 1981, at 10:00 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

L.C.O.-No. 1 (over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 3, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Planning
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Pauline M. Schwartz
Mack & Mack, Inc.
4515 East Joppa Road
Baltimore, Maryland 21236

RE: Item No. 154
Petitioner: Schwartz
Special Hearing

Dear Ms. Schwartz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

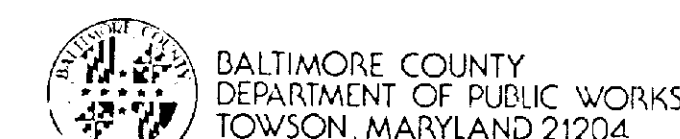
Because of the proposal to amend the latest approved development plan for the subdivision of Perryvale, and because lots have been sold within 300 feet of the amendment, this Special Hearing is required. As indicated on the submitted site plan, the change consists of creating additional building lots. This proposal was approved by the Planning Board on March 19, 1981.

Enclosed are all comments submitted to this office from the Committee members at this time. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



HARRY J. PISTEL, P.E.
DIRECTOR

March 23, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #154 (1980-1981)
Property Owner: Pauline M. Schwartz
N/S Vicky Road 450' N/E of Shawn Court
Acres: 0.7094 and 0.6906 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Parcels B and C of "Plat Two Perryvale & Resubdivision of Part of Silvergate Village Addition" and additional offsite property adjacent thereto.

Subdivision and Resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 117620 executed in conjunction with the development of the Perryvale subdivision.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The status of the indicated "20-foot access" is unknown to this office.

Item #154 (1980-1981)
Property Owner: Pauline M. Schwartz
Page 2
March 23, 1981

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 154 (1980-1981).

Very truly yours,

Norman E. Gerder
NORMAN E. GERDER, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
Catherine Warfield

M-NW Key Sheet
37 NE 29 & 30 Pos. Sheets
NE 10 H Topo
72 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

March 24, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #154, Zoning Advisory Committee Meeting, February 24, 1981, are as follows:

Property Owner: Pauline M. Schwartz
Location: NW/S Vicky Road 450' N/E of Shawn Court
Acres: 0.7094 & 0.6906
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3250

STEPHENE COLLINS
DIRECTOR

March 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

With regard to ZAC Meeting of February 24, 1981, this department has no comment on Items #149, #150, #151, #152 and #154.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

NSP/bza



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 27, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #154, Zoning Advisory Committee Meeting of February 24, 1981, are as follows:

Property Owner: Pauline M. Schwartz
Location: NW/S Vicky Road 450' N/E of Shawn Court
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to amend Final Development Plan of Perryvale for the addition of 6 lots.
Acres: 0.7094 & 0.6906
District: 11th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

John J. Forrest
John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description for Petition
Lots #46 and #47, Block A

January 19, 1981

Beginning for the first on the northwest right-of-way of Vicky Road 60 feet wide at the division line between Lot #35 and Parcel B Block A as shown on a Resubdivision to parts of Block A, B and C Revision to Plat One and Two Perryvale filed among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 42 folio 86 distant 450 feet more or less measured northeasterly along the northwest right-of-way of Perryvale Road from the center of Shawn Court 50 feet wide thence binding on the east and rear lines of Lot #35 and on the rear lines of Lot #34 and Lot #33 Block A as shown on said Plat

1. N 35°24'49" W 84.14 feet and
2. S 87°46'00" W 118.41 feet thence binding reversely on part of the 6th line of the Fourth Parcel of the Schwartz Property
3. N 18°04'58" E 199.94 feet thence for a line of division
4. S 89°59'00" East 103.56 feet to the northernmost corner of Lot #37 Block A as shown on Plat Two Perryvale filed among said Plat Records in Plat Book E.H.K., Jr. 41 folio 5, thence binding on the rear lines of Lot #37 and Lot #36 as shown on said plat
5. S 1°44'15" E 143.44 feet and binding on the east line of Parcel B
6. S 49°40'20" E 80.16 feet to the northwest right-of-way of Vicky Road thence binding on the northwest right-of-way of Vicky Road.
7. Southwesterly by a line curving to the west with a radius of 350.00 feet for an arc distance 87.10 feet (the chord of said arc being S 47°27'25.5" W 86.88 feet) to the place of beginning.

Containing 0.7094 acres of land more or less.

OFFICE COPY

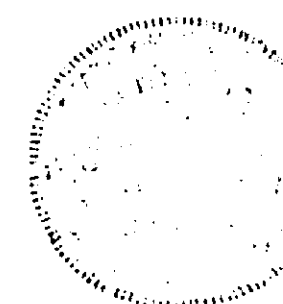
Description for Petition
Lots #38 through #41 inclusive Block A

January 19, 1981
Page 2

Beginning for the second on the northwest right-of-way of Vicky Road 50 feet wide at the division line between lot #37 and Parcel C Block A as shown on Plat Two Perryvale filed among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 41 folio 5 distant 667 feet more or less measured northeasterly along the northwest right-of-way of Perryvale Road from the center of Shawn Court 50 feet wide thence binding on the east lines of Lot #37 as shown on said Plat

1. N 48°24'50" W 136.64 feet and
2. N 89°59'00" W 39.60 feet thence for a line of division
3. N 63°50'00" E 285.80 feet to the northernmost corner of Parcel C thence binding on the north line of Parcel C
4. N 84°29'04" E 22.17 feet to the northwest corner of Lot #42 thence binding on the west line of Lot #42
5. S 17°51'34" E 110.15 feet to the northwest right-of-way of Vicky Road thence binding on the northwest right-of-way of Vicky Road
6. southwesterly by a line curving to the south with a radius of 328.67 feet for an arc distance of 45.01 feet (the chord of said arc being S 68°13'02.5" W 44.97 feet) and southwesterly by a line curving to the south with a radius of 410.00 feet for an arc distance of 162.49 feet (the chord of said arc being S 52°56'24.5" W 161.43 feet) to the place of beginning.

Containing 0.6906 acres of land more or less.



Charles E. Smith
#3036

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

This is to advise you that _____ is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:mr

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097225

DATE 1-22-81 ACCOUNT 41112

AMOUNT 117.25

RECEIVED FROM _____

FOR Advertising - Perryvale

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

Ms. Pauline M. Schwartz
415 East Joppa Road
Baltimore, Maryland 21236

April 28, 1981

RE: Petition for Special Hearing
NW/S of Vicky Rd., 450' NE of Shawn
Court - 11th Election District
Pauline M. Schwartz, et al - Petitioners
NO. 81-178-SPH (Item No. 154)

Dear Ms. Schwartz:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Morton Macks
6615 Reisterstown Road
Baltimore, Maryland 21215

John W. Hessian, III, Esquire
People's Counsel

Ms. Pauline M. Schwartz
Macks & Macks, Inc.
4515 East Joppa Road
Baltimore, Maryland 21236

cc: George William Stephens, Jr. and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of February, 1981.

Petitioner Schwartz
Petitioner's Attorney _____

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Ms. Pauline M. Schwartz
Macks & Macks, Inc.
4515 East Joppa Road
Baltimore, Maryland 21236

cc: George William Stephens, Jr. and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of February, 1981.

Petitioner Schwartz
Petitioner's Attorney _____

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 13 day of Feb., 1981.

Filing Fee \$ 25 Received: ☒ Check
☐ Cash
☐ Other

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 095191

DATE March 2, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM George Wm. Stephens & Assoc.

FOR Filing Fee for Case No. 81-178-SPH

VALIDATION OR SIGNATURE OF CASHIER

E. Hammond, Zoning Commissioner

Reviewed by *William E. Hammond*
William E. Hammond
Zoning Commissioner

he Petition for assignment of a

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MM</i>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: <u>—</u>	Map # <u>—</u>									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 7/2/81
Posted for: Letter for Special Hearing
Petitioner: Pauline M. Schwartz et al
Location of property: 405' NE of Shawn Ct.
Location of Signs: Opposite of property at intersection of Vicky Rd. and proposed lot #40
Remarks: Posted by [Signature] Date of return: 4/3/81
Number of Signs: 2

Dear Mr. Hammond:

A Petition for a Special Hearing on the referenced, proposed Amendment has been filed with your office. The Amendment is required to create six lots along existing Perryvale Road from parcels. This lotting which has been in the planning stage for 18 months has received Tentative Approval from the Planning Board.

Section 1B01.3A7bi of the Zoning Regulations requires that "the Amendment be first approved by the Planning Board as being in accord with the provisions adopted under the authority of Section 504".

It is the intention of the Applicant, Mr. Morton J. Macks, to obtain Planning Board Approval in March. Staff members have indicated that this is a reasonable expectation.

It would be greatly appreciated if a Hearing date is set at this time rather than wait until after the Planning Board indicates approval. Mr. Macks has provided assurances that he will pay for the additional advertising costs if there are such costs due to delay in Planning Board action.

Your cooperation in avoiding the unnecessary delay of six weeks will be greatly appreciated.

Best regards,

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

George W. Stephens, Jr.
George W. Stephens, Jr.

JSS/ctf
cc: Mr. Morton Macks

81-178 SPH

The Essex Times

Essex, Md.,

March 26 1981

This is to Certify, That the annexed

Petition

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 26th day of

1981

Publisher.

Public Hearing: Room
106, County Office
Building, 111 W.
Chesapeake Avenue,
Towson, Maryland.

The Zoning
Commissioner of Baltimore
County, by authority of the
Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

Petition for Special
Hearing under Section

500.7 of the Baltimore
County Zoning
Regulations, to determine
whether or not the Zoning
Commissioner and/or
Deputy Zoning
Commissioner should
approve an amendment to
the first Amended Final
Development Plan of
Perryvale for the addition
of six lots

All that parcel of land in
the Eleventh District of
Baltimore County

Beginning for the first on
the northwest right-of-way
of Vicky road 60 feet wide
at the division line between
Lot 35 and Parcel B Block
A as shown on a resub-
division to parts of Block
A, B and C Revision to Plat
One and Two Perryvale
filed among the Plat
Records of Baltimore
County in Plat Book
E.H.K., Jr., 42 folio 86
distant 450 feet more or
less measured

northeasterly along the
northwest right-of-way of
Perryvale road from the
center of Shawn Court 50
feet wide thence binding on
the east and rear lines of
Lot 35 and on the rear lines
of lot 34 and lot 33 Block A
as shown on said Plat

1. N 35° 24' 49" W 84.14
feet and

2. S 87° 48' 00" W 118.41
feet thence binding
reversely on part of the 6th
line of the Fourth Parcel of
the Schwartz Property

3. N 18° 04' 58" E 199.94
feet thence for a line of
division

4. S 89° 59' 00" East 103.56
feet to the northernmost
corner of lot 37 Block A as
shown on Plat Two
Perryvale filed among said
Plat Records in Plat Book
E.H.K., Jr., 41 folio 5,
thence binding on the rear
lines of lot 37 and lot 36 as
shown on said plat

5. S 1° 44' 15" E 143.44
feet and binding on the
east line of Parcel B

6. S 49° 40' 20" E 80.16
feet to the northwest right-
of-way of Vicky Road
thence binding on the
northwest right-of-way of
Vicky road.

7. Southwesterly by a line
curving to the west with a
radius of 350.00 feet for an
arc distance 87.10 feet (the
chord of said arc being S
47° 27' 25.5" W 86.88 feet)
to the place of beginning.

Containing 0.7094 acres
of land more or less.

Beginning for the second
on the northwest right-of-
way of Vicky Road 50 feet
wide at the division line
between Lot 37 and Parcel
C Block A as shown on Plat
Two Perryvale filed among
the Plat Records of
Baltimore County in Plat
Book E.H.K., Jr., 41 folio 5
distant 667 feet more or
less measured

northeasterly along the
northwest right-of-way of
Perryvale road from the
center of Shawn Court 50
feet wide thence binding on
the east lines of Lot 35
shown on said Plat

1. N 48° 24' 50" W 136.64
feet and

2. N 69° 59' 00" W 39.60
feet thence for a line of
division

3. N 63° 50' 50" E 285.80
feet to the northernmost
corner of Parcel C thence
binding on the north line of
Parcel C

4. N 84° 29' 04" E 22.17
feet to the northwest
corner of Lot 42 thence
binding on the west line of
Lot 42.

5. S 17° 51' 34" E 110.15
feet to the northwest right-
of-way of Vicky road
thence binding on the
northwest right-of-way of
Vicky Road.

6. Southwesterly by a
line curving to the south
with a radius of 328.67 feet
for an arc distance of 45.01
feet (the chord of said arc
being S 68° 13' 02.5" W
44.97 feet) and south-
westerly by a line
curving to the south with a
radius of 410.00 feet for an
arc distance of 162.49 feet
(the chord of said arc being
S 52° 56' 24.5" W 161.43
feet) to the place of
beginning.

Containing 0.6906 acres
of land more or less.

Being the property of
Pauline M. Schwartz, et al,
as shown on plat plan filed
with the Zoning
Department.

Hearing Date:
Tuesday, April 14, 1981
AT 10:00 A.M.

Public Hearing: Room
106, County Office
Building, 111 W.
Chesapeake Avenue,
Towson, Maryland.

BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

PETITION FOR SPECIAL HEARING 11th DISTRICT

ZONING: Petition for Special
Hearing
LOCATION: Northwest side of
Vicky Road, 450 feet Northeast of
Shawn Court
DATE & TIME: Tuesday, April 14,
1981 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Special Hearing under
Section 500.7 of the Baltimore Coun-
ty Zoning Regulations, to determine
whether or not the Zoning Commis-
sioner and/or Deputy Zoning Com-
missioner should approve an amend-
ment to the first Amended Final
Development Plan of Perryvale for
the addition of six lots.

All that parcel of land in the
Eleventh District of Baltimore
County

Beginning for the first on the
northwest right-of-way of Vicky
Road 60 feet wide at the division
line between Lot #35 and Parcel B
Block A as shown on a Resubdivi-
sion to parts of Block A, B and C
Revision to Plat One and Two
Perryvale filed among the Plat Rec-
ords of Baltimore County in Plat
Book E.H.K., Jr., 42 folio 86 distant
450 feet more or less measured
northeasterly along the northwest
right-of-way of Vicky Road, from
the center of Shawn Court 50 feet
wide thence binding on the east and
rear lines of Lot #35 and on the
rear lines of Lot #34 and Lot #33
Block A as shown on said Plat

1. N 35° 24' 49" W 84.14 feet and
2. S 87° 48' 00" W 118.41 feet
thence binding reversely on part of
the 6th line of the Fourth Parcel of
the Schwartz Property

3. N 18° 04' 58" E 199.94 feet
thence for a line of division

4. S 89° 59' 00" East 103.56 feet to
the northernmost corner of Lot #37
Block A as shown on Plat Two,
Perryvale filed among said Plat
Records in Plat Book E.H.K., Jr.,
41 folio 5, thence binding on the
rear lines of Lot #37 and Lot #36
as shown on said plat

5. S 1° 44' 15" E 143.44 feet and
binding on the east line of Parcel B

6. S 49° 40' 20" E 80.16 feet to the
northwest right-of-way of Vicky
Road thence binding on the north-
west right-of-way of Vicky Road.

7. Southwesterly by a line curving
to the west with a radius of 350.00
feet for an arc distance 87.10 feet
(the chord of said arc being S 47°
27' 25.5" W 86.88 feet) to the place
of beginning.

Containing 0.7094 acres of land,
more or less.

Beginning for the second on the
northwest right-of-way of Vicky
Road 50 feet wide at the division
line between Lot #37 and Parcel C
Block A as shown on Plat Two
Perryvale filed among the Plat Rec-
ords of Baltimore County in Plat
Book E.H.K., Jr., 41 folio 5 distant
667 feet more or less measured
northeasterly along the northwest
right-of-way of Vicky Road from
the center of Shawn Court 50 feet
wide thence binding on the east
lines of Lot #37 as shown on said
Plat

1. N 48° 24' 50" W 136.64 feet and
2. N 69° 59' 00" W 39.60 feet thence
for a line of division

3. N 63° 50' 50" E 285.80 feet to
the northernmost corner of Parcel C
thence binding on the north line of
Parcel C

4. N 84° 29' 04" E 22.17 feet to the
northwest corner of Lot #42 thence
binding on the west line of Lot #42

5. S 17° 51' 34" E 110.15 feet to the
northwest right-of-way of Vicky
Road thence binding on the north-
west right-of-way of Vicky Road

6. Southwesterly by a line curving
to the south with a radius of 328.67
feet for an arc distance of 45.01 feet
(the chord of said arc being S 68°
13' 02.5" W 44.97 feet) and south-
westerly by a line curving to the
south with a radius of 410.00 feet
for an arc distance of 162.49 feet
(the chord of said arc being S 52°
56' 24.5" W 161.43 feet) to the place
of beginning.

Containing 0.6906 acres of land,
more or less.

Being the property of Pauline M.
Schwartz, et al, as shown on plat
plan filed with the Zoning Depart-
ment

Hearing Date: Tuesday, April 14,
1981 at 10:00 A.M.

Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
March 26.

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., March 26, 1981

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~annexed~~
of one time ~~one time~~ before the 11th
day of April, 1981, the first publication
appearing on the 26th day of March
1981.

THE JEFFERSONIAN

L. Frank Scribner
Manager.

Cost of Advertisement, \$ 49.00

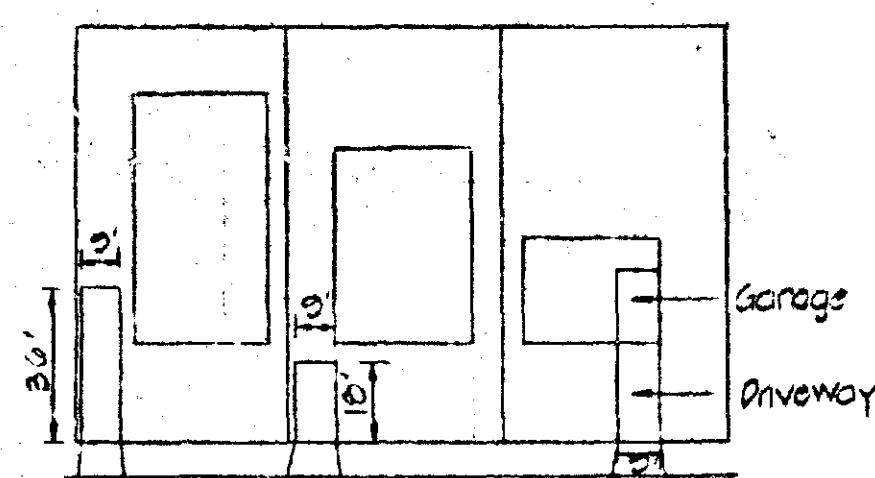
Petition For Special Hearing

Zoning: Petition for
Special Hearing
Location: Northwest side
of Vicky road, 450 feet
northeast of Shawn court
Date & Time: Tuesday,
April 14, 1981 at 10:00
A.M.

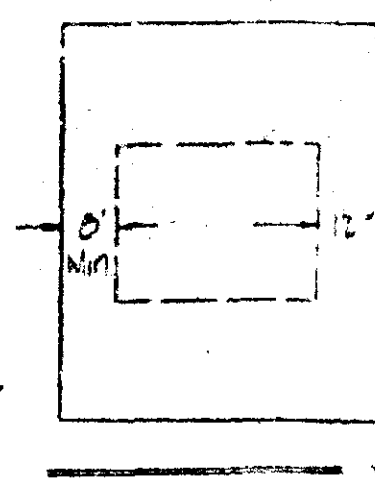


GENERAL NOTES

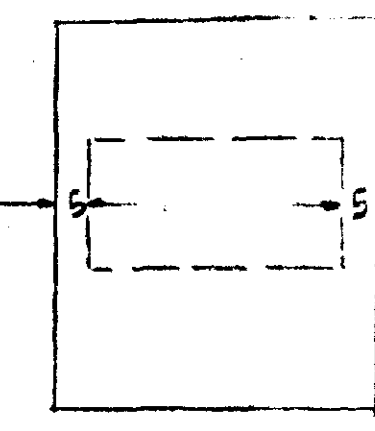
- For All Lots Within The Residential Transition Zone, The Following Minimum Setback Requirements Apply:
Front Yard 25 Ft. - Rear Yard 20 Ft. - Side Yard 8 Ft. Min. 20 Ft. Total.
- The Building Envelopes Shown On These Plans Are For The Principle Buildings Only (See Note 3 Regarding Accessory Bldgs.)
- Accessory Structures, Fences And Projections Into Yards May Be Constructed Outside The Envelope, But Must Comply With Sections 400 And 301 Of The Baltimore Co. Zoning Regulations (Subject To Covenants And Applicable Building Permits.)
- Refuse Collection To Be Provided By Baltimore County.
- Local Open Space To Be Owned And Maintained By Baltimore County Dept. Of Recreation And Parks.
- For Parking Areas, See Typical Details.
- LANDSCAPING - Developer To Provide Stabilization Seed And Mulch. Any Further Landscaping To Be Responsibility Of The Individual Residents.
- Street Lights Shown Thus:
- All Lots Shown Are "For Sale."
- Minimum Lot Area In Transition Areas = 6700 Sq. Ft.
- All Utilities Are Existing.
- Parking Spaces & Driveways To Be Paved With Luminous Concrete.
- All Lots Are Within Residential Transition Zone.



TYPICAL PARKING SPACES
NO SCALE

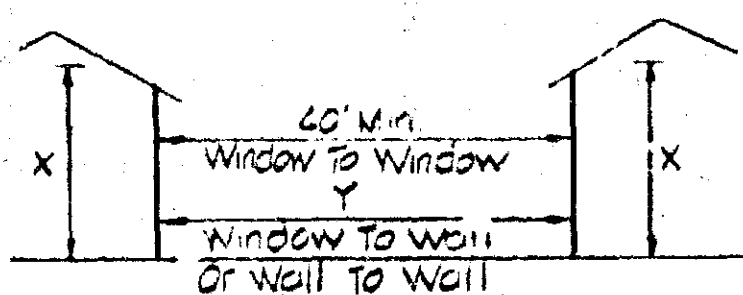


TYPICAL LOT
NO SCALE
IN TRANSITION



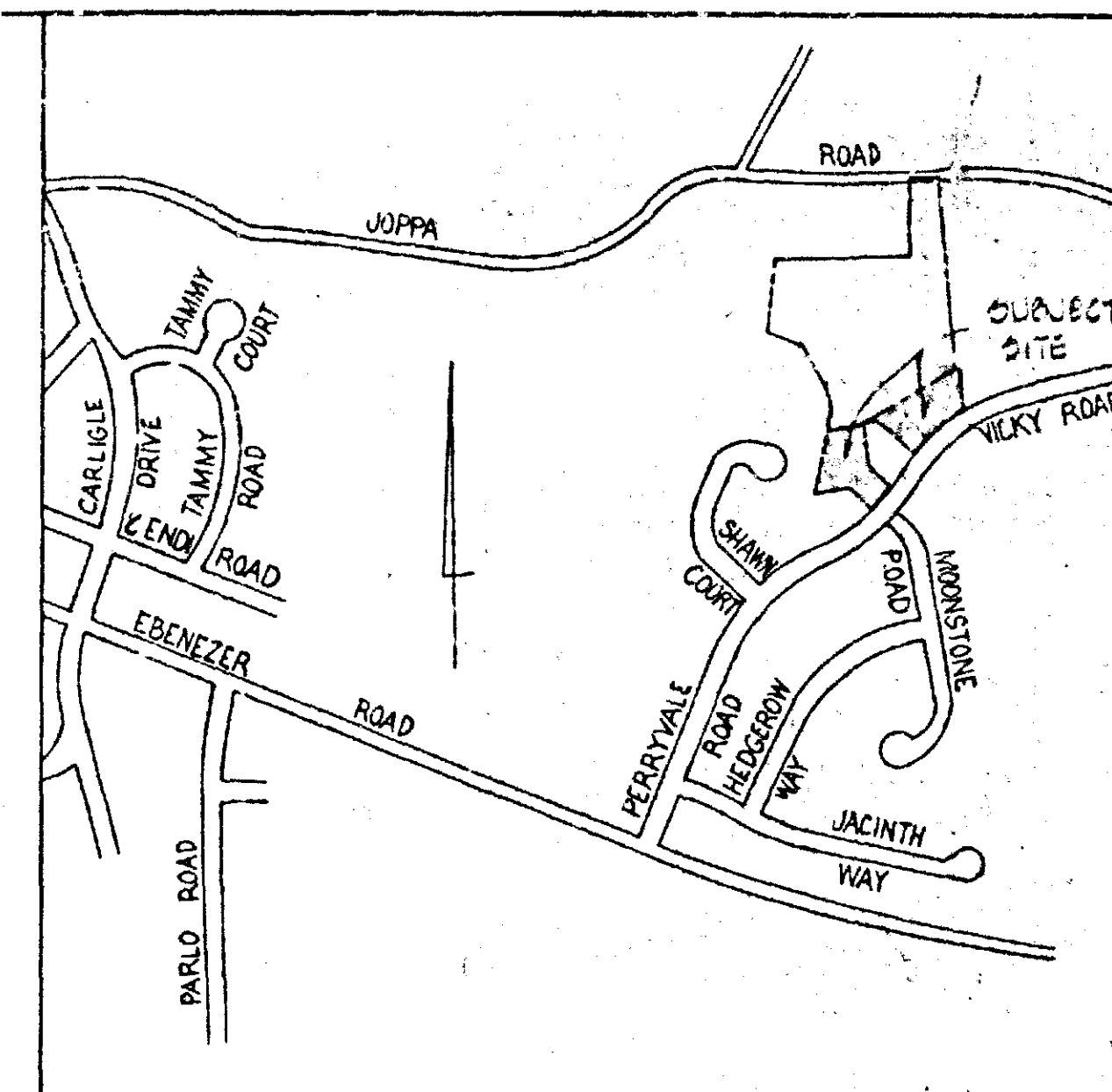
TYPICAL LOT
NO SCALE
OUT OF TRANSITION

Side Yards May Be Reduced To Allow Flexibility In Placing Houses



HEIGHT TO HEIGHT RELATIONSHIP
NO SCALE

If X Is Greater Than 20' But Less Than 25' Y = 25' Min.
If X Is Less Than 20' Y = 10' (Min.)



LOCATION MAP
SCALE: 1" = 500'

TABULATION

Ex. Zoning DR 5.5

AREA OF TRACT	1.400 Ac ±
1/2 VICKY ROAD	0.203 Ac ±
TOTAL AREA	1.603 Ac ±
NO. UNITS ALLOWED (1.603 x 5.5)	8.82
NO. UNITS PROPOSED	6
OPEN SPACE REQUIRED (1.603 x .06)	0.096 Ac ±
OPEN SPACE PROPOSED	0 (Exemption Granted*) (See Letter Dated 8/1/75 From Dept. Of Recreation And Parks)

* Adequate Amount Of Open Space Shown On Plats 1 & 2, Perryvale.

Entire Tract Is In A Transition Area.

PERRYVALE - PLATS 1 & 2 (RECORDED)
& PLAT 3 (PROPOSED)

Ex. Zoning - DR 5.5	
GROSS AREA OF PLATS 1 & 2	35.015 Ac ±
GROSS AREA OF ADDITION FOR PLAT 3	1.400 Ac ±
TOTAL GROSS AREA	37.315 Ac ±
NO. LOTS ALLOWED (37.315 x 5.5)	205
NO. LOTS EXISTING - PLATS 1 & 2	141
NO. PROPOSED LOTS - PLAT 3	6
TOTAL NO. LOTS	147
OPEN SPACE REQUIRED (37.315 x 0.06)	2.239 Ac ±
OPEN SPACE EXISTING (PLATS 1 & 2)	3.106 Ac ±
OPEN SPACE PROPOSED (PLAT 3)	0
PARKING SPACES REQUIRED (1.47 x 1.75)	258
PARKING SPACES PROPOSED	294

* SECOND AMENDED DEVELOPMENT PLAN PLAT 3

(INCLUDING AMENDED PARCEL B AND PARCEL C
OF PLAT 2 AS SHOWN ON SHEET 2)

PERRYVALE

BALTO. CO. MD.
SCALE: 1" = 50'

ELECT. DIST. #11
DEC. 8, 1980
JAN 13 1981

OWNER & DEVELOPER
MACKS & MACKS, INC.
6615 REISTERSTOWN RD.
BALTO. MD. 21215

- *(REASONS FOR 2ND AMENDMENT)
1) RESUBDIVISION OF PARCELS ETC
2) SUBDIVISION OF ADDITIONAL LAND
3) PROPOSED NEW LOTS = 6

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
309 W. GOMERY AVE.
TOWSON, MARYLAND 21204



OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE

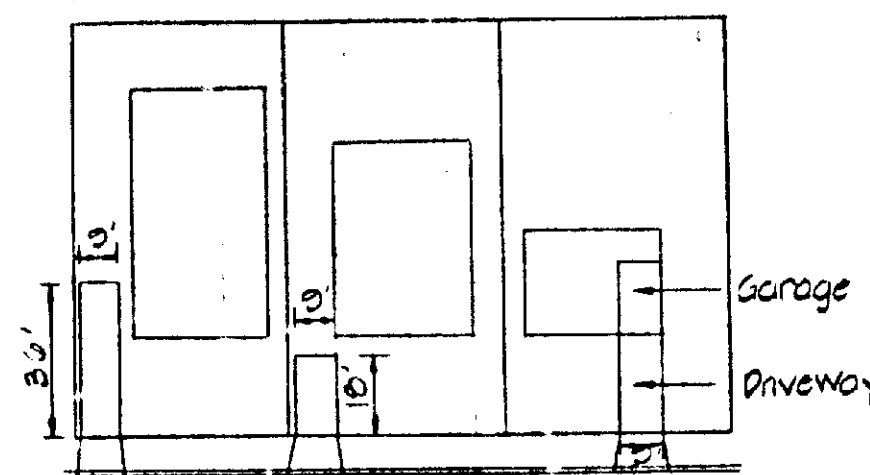
ZONING COMMISSIONER DATE

SCHWARTZ PROPERTY TABULATION

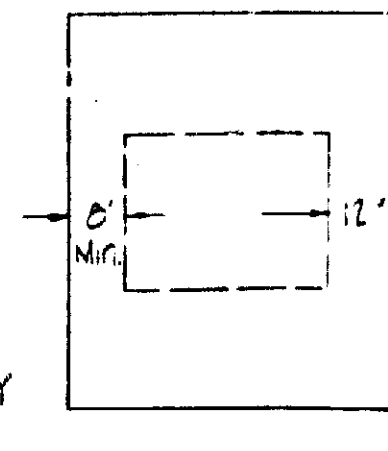
TOTAL AREA OF TRACT (FROM DEED)	7.635 Ac ±
AREA TO BE CONVEYED	0.258 Ac ±
GROSS AREA OF TRACT	6.677 Ac ±
NO. LOTS ALLOWED (6.677 x 5.5)	36.72
NO. LOTS SHOWN	18
PARKING SPACES REQUIRED (18 x 1.75)	32
PARKING SPACES PROPOSED	36
OPEN SPACE REQUIRED (6.677 x .06)	0.401 Ac ±
OPEN SPACE SHOWN	0.585 Ac ±
EXISTING ZONING	DR 5.5

GENERAL NOTES

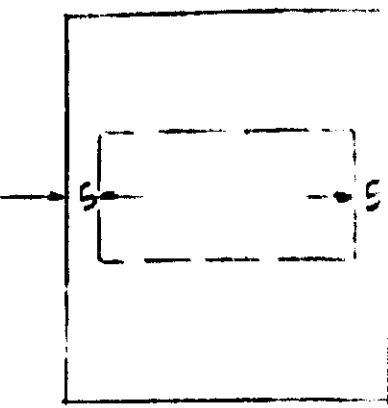
1. For All Lots Within The Residential Transition Zone, The Following Minimum Setback Requirements Apply:
Front Yard 25 Ft. - Rear Yard - 30 Ft. - Side Yard 8 Ft. Min. 20 Ft. Total.
2. The Building Envelopes Shown On These Plans Are For The Principle Buildings Only (See Note 3 Regarding Accessory Bldgs.)
3. Accessory Structures, Fences And Projections Into Yards May Be Constructed Outside The Envelope, But Must Comply With Section 400 And 301 Of The Baltimore Co. Zoning Regulations (Subject To Covenants And Applicable Building Permits.)
4. Refuse Collection To Be Provided By Baltimore County.
5. Local Open Space To Be Owned And Maintained By Baltimore County Dept. Of Recreation And Parks.
6. For Parking Areas, See Typical Details.
7. LANDSCAPING - Developer To Provide Stabilization Seed And Mulch. Any Further Landscaping To Be Responsibility Of The Individual Residents.
8. Street Lights Shown Thus:
9. All Lots Shown Are "For Sale."
10. Minimum Lot Area In Transition Areas = 5700 Sq. Ft.
11. All Utilities Are Existing.
12. Parking Spaces & Driveways To Be Paved With Bituminous Concrete.
13. All Lots Are Within Residential Transition Zones.



TYPICAL PARKING SPACES
NO SCALE

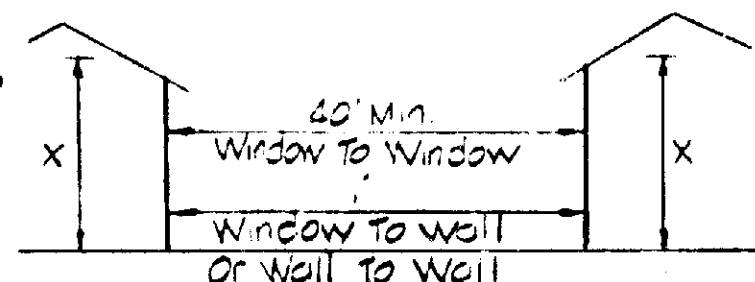


TYPICAL LOT
NO SCALE
IN TRANSITION



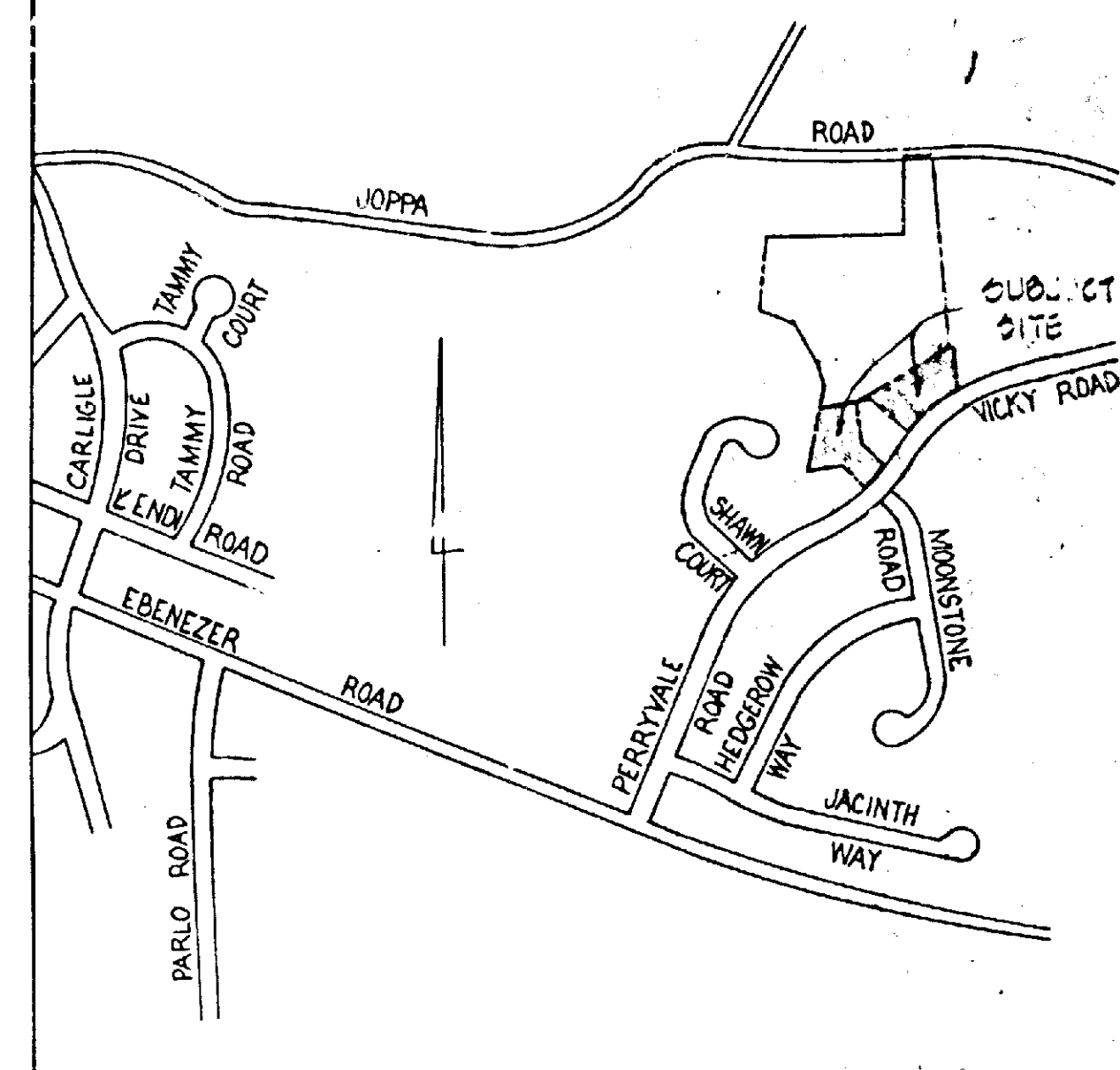
TYPICAL LOT
NO SCALE
OUT OF TRANSITION

Side Yards May Be Revised To Allow Flexibility In Placing Houses

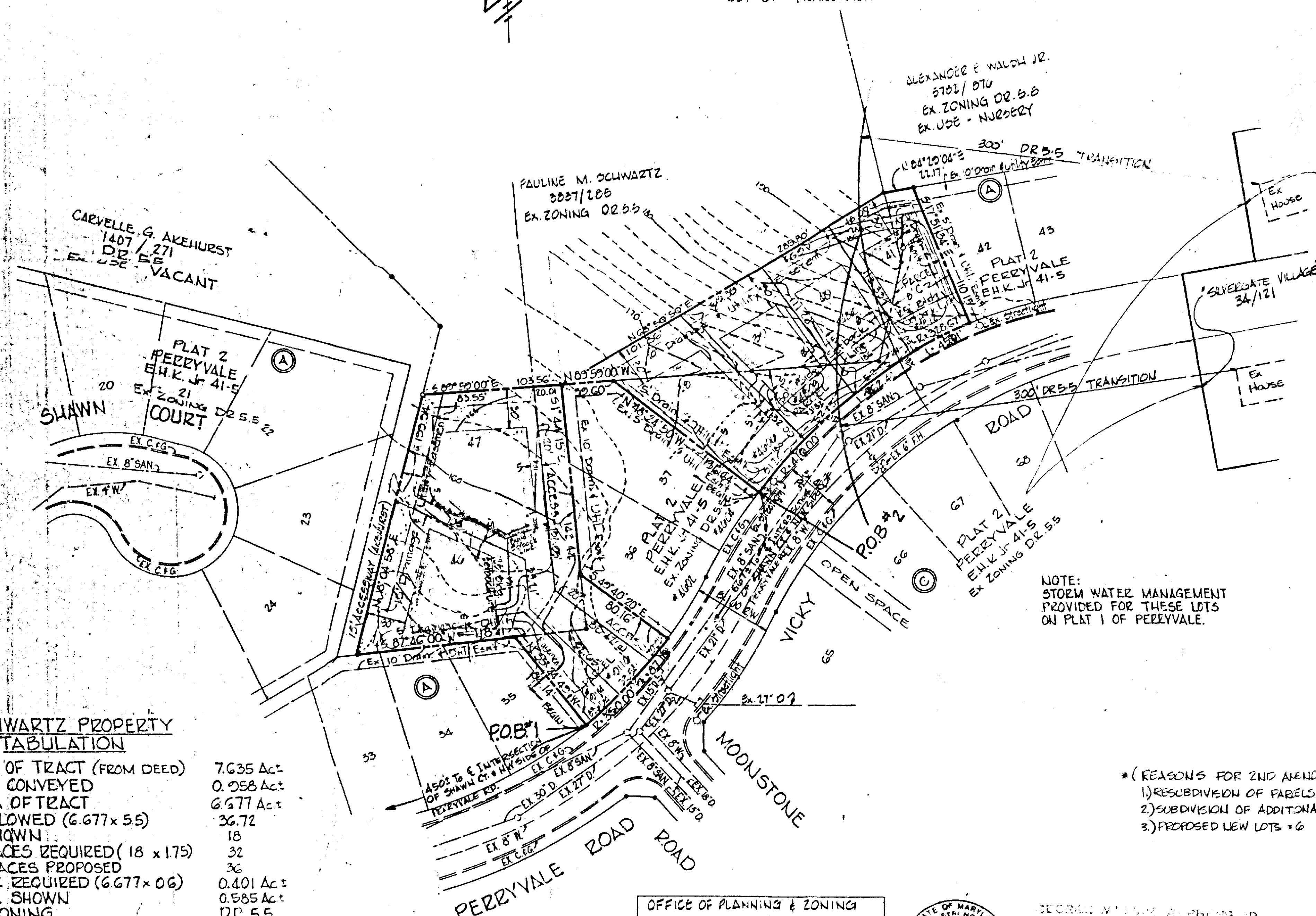


HEIGHT TO HEIGHT RELATIONSHIP
NO SCALE

If X Is Greater Than 20' But Less Than 25' Y = 25' Min.
If X Is Less Than 20' Y = 10' (Min.)



LOCATION MAP
SCALE: 1" = 500'



TABULATION

EX ZONING DR 5.5

AREA OF TRACT	1.400 Ac ±
1/2 VICKY ROAD	0.203 Ac ±
TOTAL AREA	1.603 Ac ±
NO. UNITS ALLOWED (1603 x 5.5)	8.82
NO. UNITS PROPOSED	6
OPEN SPACE REQUIRED (1.603 x .06)	0.096 Ac ±
OPEN SPACE PROPOSED	0 (Exemption Granted*) (See Letter Dated 8/14/75 From Dept. Of Recreation And Parks)

* Adequate Amount Of Open Space Shown On Plats 1 & 2, Perryvale.

Entire Tract Is In A Transition Area.

PERRYVALE - PLATS 1 & 2 (RECORDED) & PLAT 3 (PROPOSED)

EX. ZONING - DR 5.5	35.015 Ac ±
GROSS AREA OF PLATS 1 & 2	1.400 Ac ±
GROSS AREA OF ADDITION FOR PLAT 3	37.315 Ac ±
TOTAL GROSS AREA	38.715 Ac ±
NO. LOTS ALLOWED (37.315 x 5.5)	205
NO. LOTS EXISTING - PLATS 1 & 2	141
NO. PROPOSED LOTS - PLAT 3	6
TOTAL NO. LOTS	147
OPEN SPACE REQUIRED (37.315 x 0.06)	2.239 Ac ±
OPEN SPACE EXISTING (PLATS 1 & 2)	3.106 Ac ±
OPEN SPACE PROPOSED (PLAT 3)	0
PARKING SPACES REQUIRED (147 x 1.75)	258
PARKING SPACES PROPOSED	254

* SECOND AMENDED DEVELOPMENT PLAN PLAT 3

(INCLUDING AMENDED PARCEL B AND PARCEL C
OF PLAT 3 AS SHOWN ON SHEET 2)

PERRYVALE

BALTO. CO. MD. ELECT. DIST. #11
SCALE: 1" = 50' JUN 19, 1981

- *(REASONS FOR 2ND AMENDMENT)
1) RESUBDIVISION OF PARCELS B & C
2) SUBDIVISION OF ADDITIONAL 144 ±
3) PROPOSED NEW LOTS = 6

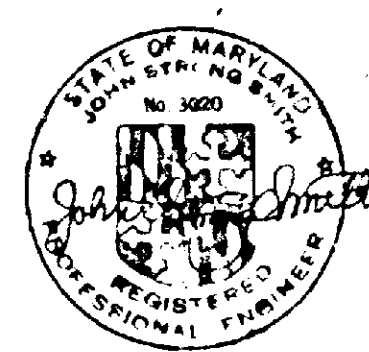
SCHWARTZ PROPERTY TABULATION

TOTAL AREA OF TRACT (FROM DEED)	7.635 Ac ±
AREA TO BE CONVEYED	0.258 Ac ±
GROSS AREA OF TRACT	6.677 Ac ±
NO. LOTS ALLOWED (6.677 x 5.5)	36.72
NO. LOTS SHOWN	18
PARKING SPACES REQUIRED (18 x 1.75)	32
PARKING SPACES PROPOSED	36
OPEN SPACE REQUIRED (6.677 x .06)	0.401 Ac ±
OPEN SPACE SHOWN	0.585 Ac ±
EXISTING ZONING	DR 5.5

OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE



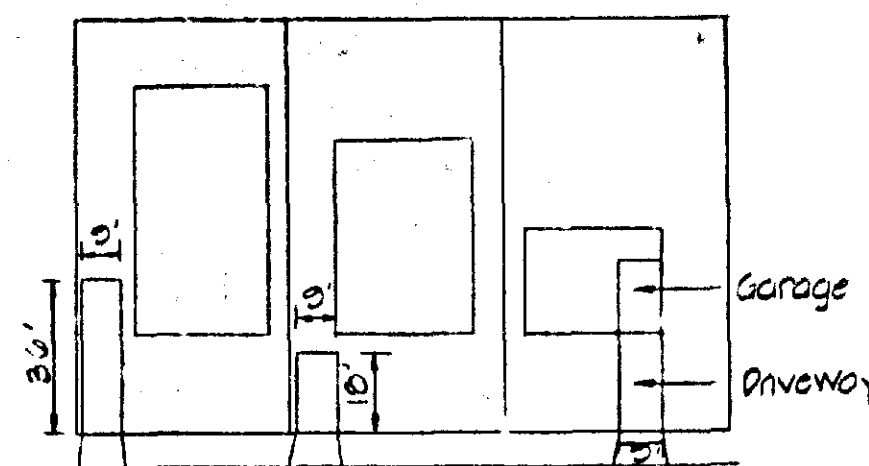
RECORDED WITH DEEDS, JUNE 19, 1981
AND AS AMENDED, INC.
6615 REISTERSTOWN RD.
BALTO. MD. 21215

OWNER & DEVELOPER
MACKS & MACKS, INC.
6615 REISTERSTOWN RD.
BALTO. MD. 21215

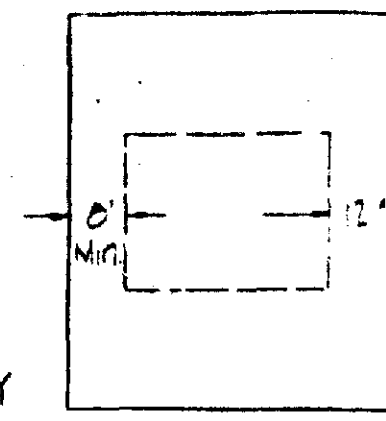
REVISED PLAN
Item 151

GENERAL NOTES

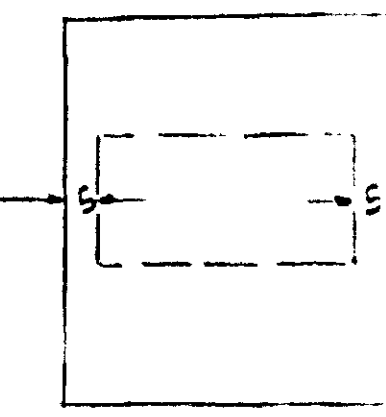
- For All Lots Within The Residential Transition Zones, The Following Minimum Setback Requirements Apply:
Front Yard 25 Ft. - Rear Yard 30 Ft. - Side Yard 8 Ft. Min. 10 Ft. Total.
- The Building Envelopes Shown On These Plans Are For The Principle Buildings Only (See Note 3 Regarding Accessory Bldgs.)
- Accessory Structures, Fences And Projections Into Yards May Be Constructed Outside The Envelope, But Must Comply With Sections 400 And 301 Of The Baltimore Co. Zoning Regulations (Subject To Covenants And Applicable Building Permits.)
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- Street Lights Shown Thus
- All Lots Shown Are "For Sale."
- Minimum Lot Area In Transition Areas = 6700 Sq. Ft.
- All Utilities Are Existing.
- Parking Spaces & Driveways To Be Paved With Bituminous Concrete.
- All Lots Are Within Residential Transition Zones.



TYPICAL PARKING SPACES
NO SCALE

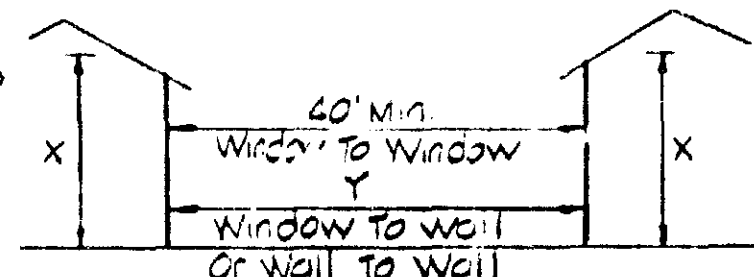


TYPICAL LOT
NO SCALE
IN TRANSITION



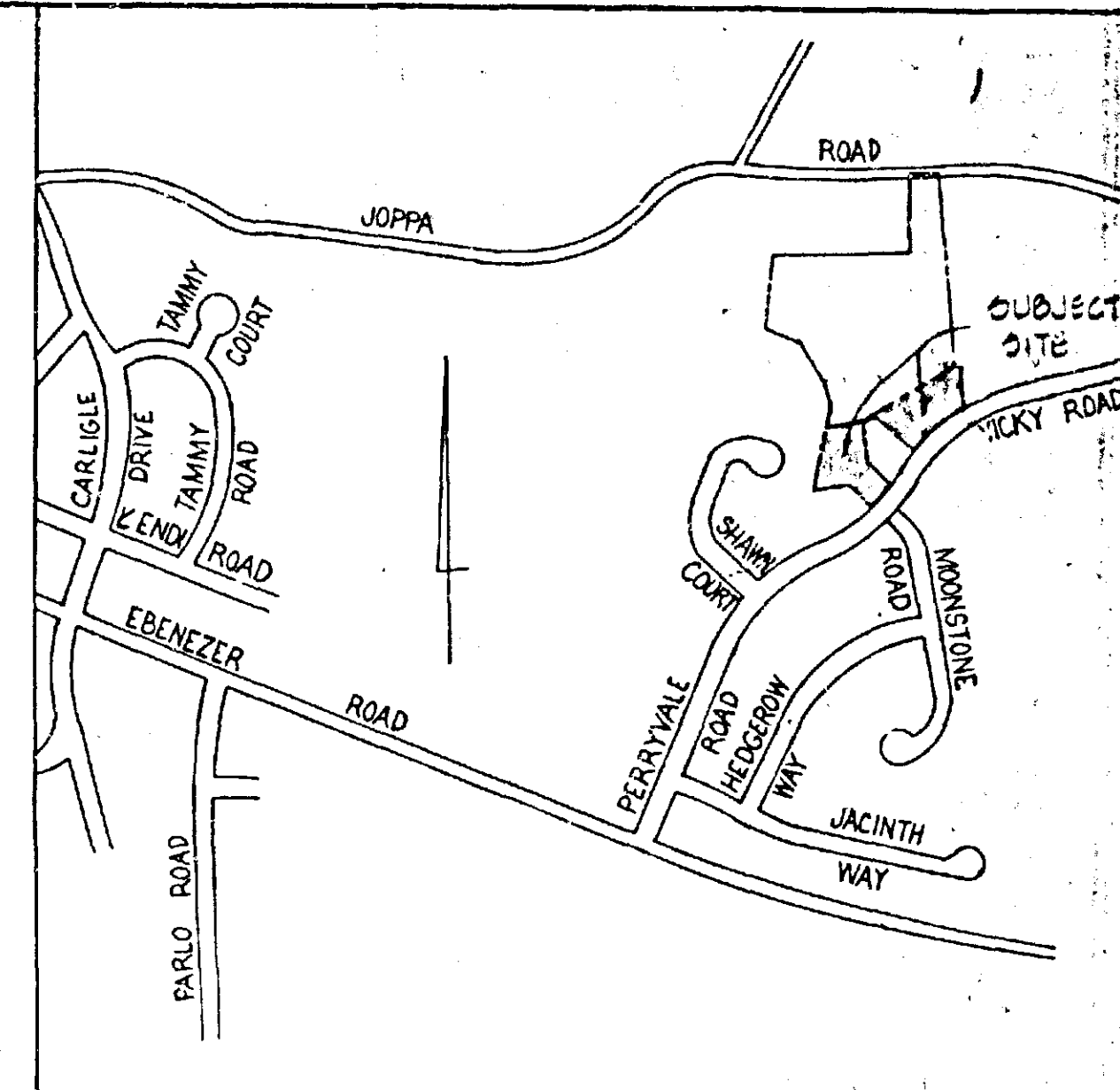
TYPICAL LOT
NO SCALE
OUT OF TRANSITION

Side Yards May Be Revised To Allow Flexibility In Placing Houses

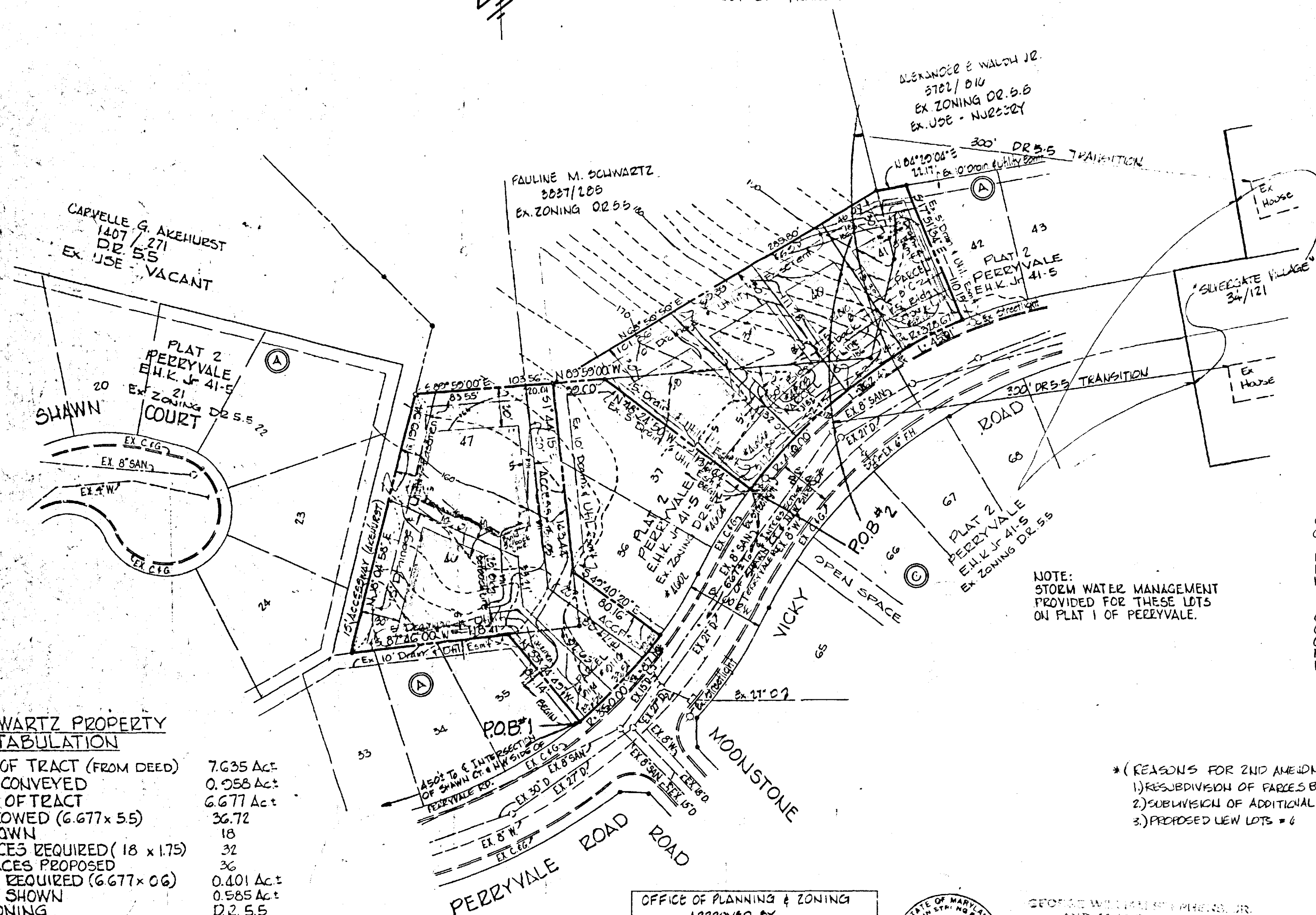


HEIGHT TO HEIGHT RELATIONSHIP
NO SCALE

If X Is Greater Than 20' But Less Than 25' Y = 25' Min.
If X Is Less Than 20' Y = 10' (Min.)



LOCATION MAP
SCALE: 1" = 500'



TABULATION

EX. ZONING DR 5.5

AREA OF TRACT	1.400 Ac ±
1/2 VICKY ROAD	0.203 Ac ±
TOTAL AREA	1.603 Ac ±
NO. UNITS ALLOWED (1.603 x 5.5)	8.82
NO. UNITS PROPOSED	6
OPEN SPACE REQUIRED (1.603 x .06)	0.096 Ac ±
OPEN SPACE PROPOSED	0 (Exemption Granted*) (See Letter Dated 8/1/81 From Dept. Of Recreation And Parks)

*Adequate Amount Of Open Space Shown On Plats 1 & 2, Perryvale.

Entire Tract Is In A Transition Area.

PERRYVALE - PLATS 1 & 2 (RECORDED) & PLAT 3 (PROPOSED)

EX. ZONING - DR 5.5	35.915 Ac ±
GROSS AREA OF PLATS 1 & 2	1.400 Ac ±
GROSS AREA OF ADDITION FOR PLAT 3	37.315 Ac ±
TOTAL GROSS AREA	38.715 Ac ±
NO. LOTS ALLOWED (38.715 x 5.5)	213
NO. LOTS EXISTING - PLATS 1 & 2	141
NO. PROPOSED LOTS - PLAT 3	72
TOTAL NO. LOTS	213
OPEN SPACE REQUIRED (38.715 x 0.06)	2.322 Ac ±
OPEN SPACE EXISTING (PLATS 1 & 2)	2.106 Ac ±
OPEN SPACE PROPOSED (PLAT 3)	0
PARKING SPACES REQUIRED (147 x 1.75)	258
PARKING SPACES PROPOSED	204

* SECOND AMENDED DEVELOPMENT PLAN PLAT 3

(INCLUDING AMENDED PARCEL B AND PARCEL C
OF PLAT 2 AS SHOWN ON SHEET 2)

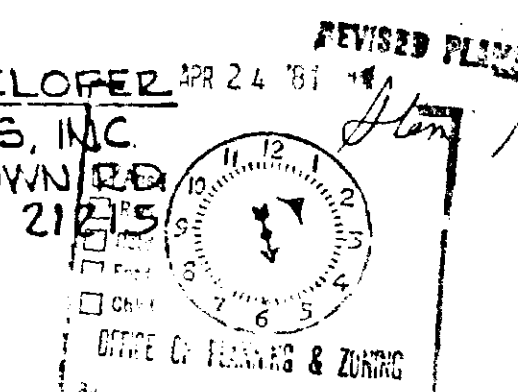
PERRYVALE

BALTO. CO., MD. ELECT. DIST. #11
SCALE: 1" = 50' JAN. 19, 1981

- *(REASONS FOR 2ND AMENDMENT)
1) RESUBDIVISION OF PARCELS B & C
2) SUBVISION OF ADDITIONAL 144±
3) PROPOSED NEW LOTS = 6

GEORGE WILLIAMS, JR.
AND ASSOCIATES, INC.
ENGINEERS, PLANNERS, ARCHITECTS
2000 E. BAYVIEW AVE.
BALTIMORE, MD. 21214

OWNER & DEVELOPER
MACKS & MACKS, INC.
6615 REISTERSTOWN RD.
BALTO., MD. 21215



OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

SCHWARTZ PROPERTY TABULATION

TOTAL AREA OF TRACT (FROM DEED)	7.635 Ac ±
AREA TO BE CONVEYED	0.058 Ac ±
GROSS AREA OF TRACT	6.677 Ac ±
NO. LOTS ALLOWED (6.677 x 5.5)	36.72
NO. LOTS SHOWN	18
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PARKING SPACES PROPOSED	36
OPEN SPACE REQUIRED (6.677 x .06)	0.401 Ac ±
OPEN SPACE SHOWN	0.585 Ac ±
EXISTING ZONING	D2.5.5